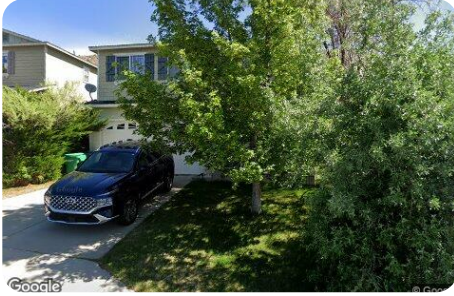


Single Family Residence **RESIDENTIAL**

2316 SAPPHIRE RIDGE WAY

RENO, NV 89523

\$573,103 TopHap Estimate · \$292 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,966 ft²

LIVING AREA

0.11 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$573K

\$538K low

\$608K high

Last Sale

\$224,000 · Dec 10, 2008

Est. Owner Equity

\$573,103

TAX & ASSESSMENT

Property Tax	\$3,786 (2025)
Assessed Value	\$109,678
Previous Assessed	\$103,063
Assessor Market Value	\$313,364

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.11
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Built-in
Pool	No

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 27, 2020	Quitclaim	Quit Claim Transfer			
Dec 8, 2008	Quitclaim	Quit Claim Transfer			
Dec 2, 2008	Resale	Grant Deed	\$224,000	\$114	
Oct 20, 2008	Foreclosure sale	Trustees Deed	\$216,750	\$110	
Jul 3, 2003	Resale	Grant Deed	\$208,430	\$106	\$167K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert McQueen High School	High	9–12	0.3 mi
Rollan D. Melton Elementary School	Elementary	KG–5	0.8 mi
B. D. Billingshurst Middle School	Middle	6–8	1.4 mi

District: Washoe County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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